

3706 Meramec Street

ASKING PRICE  
\$89,000



**Units:**

4

**No. of buildings:**

1

**Apartment Mix:**

4 - One Bed, One Bath Units

**Address:**

3706 Meramec St., St. Louis, MO 63116

**Summary:**

The building has been demoed and stands as a blank canvas ready for your vision. There are plenty of upside with this property, with four families selling for as much as \$380,000 nearby. The building is being sold as-is. This property is available for individual purchase or as part of a larger portfolio of other four-family properties in South City. Reach out for additional details on portfolio options.



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**Jack Orban**

Agent

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# OVERVIEW

## PROPERTY SUMMARY

Asking Price: \$89,000

Year Built: 1918

Building SF: 3,392 SF

Lot SF: 4,478 SF

This building has been demoed and now stands as a blank canvas ready for your vision. This unique opportunity holds tremendous potential for those looking to shape the future of this property. Here's why this property is worth your attention:

1. **Ideal Location:** The building is located in Dutchtown near St. Mary's High School, just a short drive to Tower Grove Park, St. Louis University, and Downtown St. Louis.
2. **Creative Freedom:** With the building cleared and prepared for redevelopment, you have the creative freedom to transform it according to your vision and investment strategy.
3. **Promising Upside:** The property offers substantial upside potential, with nearby four-family properties fetching prices as high as \$380,000. This demonstrates a strong market demand in the area.
4. **Rental Potential:** In the vicinity, the average rent for 1-bedroom units is \$720, with some 1-bedroom units renting for as much as \$899. According to Rentometer, nearby one-bedroom apartments are currently renting for \$675 to \$850, depending on their level of updates.
5. **Package Deal Opportunity:** This property can be purchased individually or as part of a larger portfolio of other four-family properties in South City. Inquire for additional information on portfolio options.
6. **Sold As-Is:** The property will be sold as-is, allowing you to make renovation decisions that align with your investment strategy.



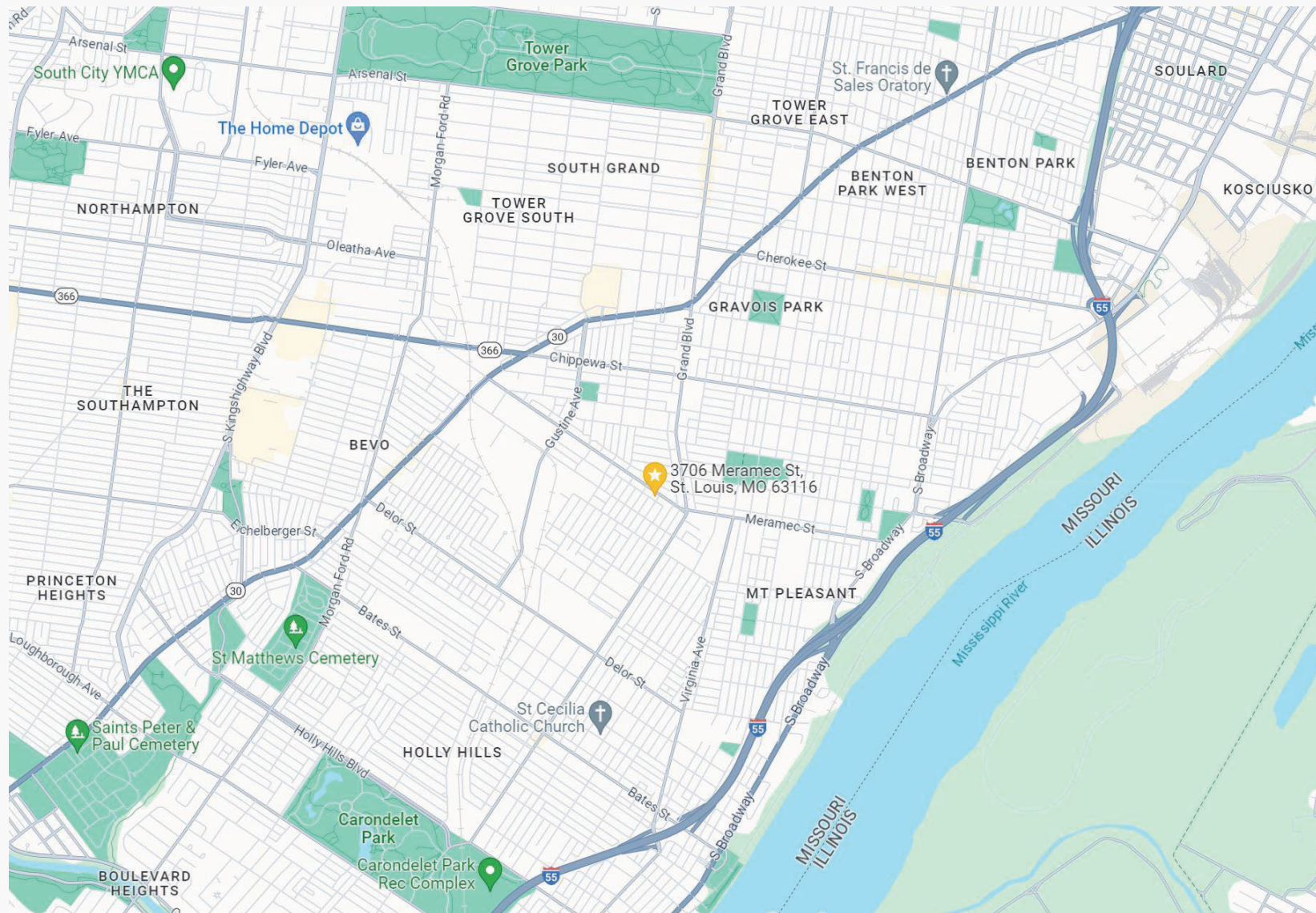
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# MAP



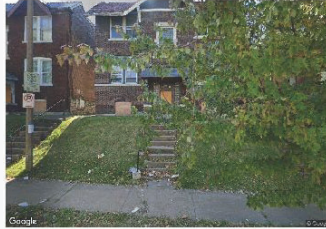
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# RENT COMPARABLES



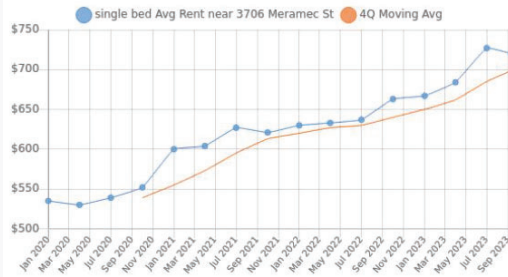
## 3706 Meramec St St. Louis, MO 63116

Results based on 16, single bedroom, single bath Apartment rentals seen within 12 months in a 1.00 mile radius.  
A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25 <sup>TH</sup> PERCENTILE	75 <sup>TH</sup> PERCENTILE
\$720 ±3%	\$713	\$664	\$776

Report generated: 12 Sep 2023

### Historical Trend Line



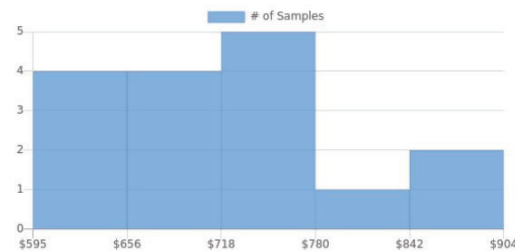
### Average Rent by Bedroom Type



### Summary Statistics

Sample Size	16
Sample Min	\$595
Sample Max	\$899
Sample Median	\$713
Sample Mean	\$720
Sample Standard Deviation	\$83
25th - 75th Percentile	\$664 - 776
10th - 90th Percentile	\$614 - 826
5th - 95th Percentile	\$584 - 856

### Rent Distribution



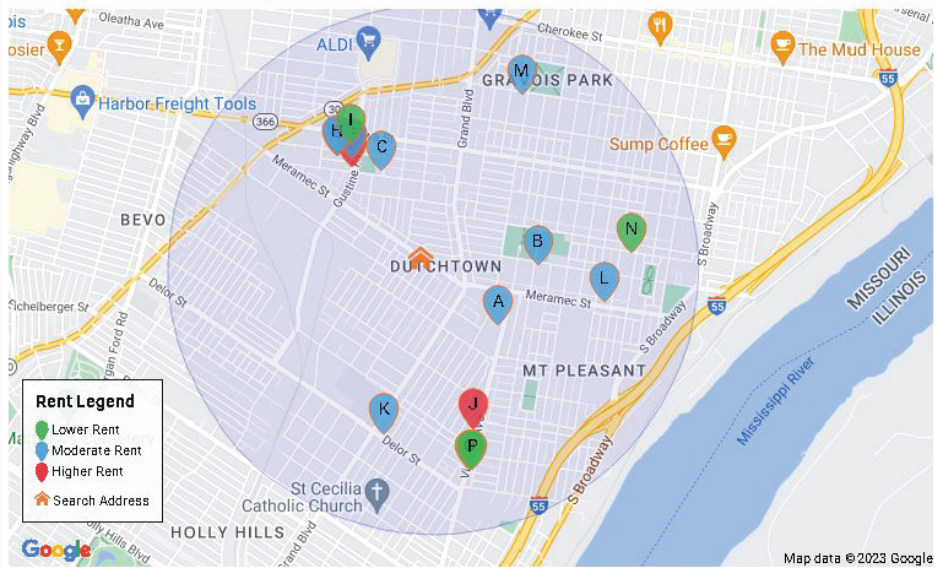
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# RENT COMPARABLES



Address	Distance	Rent	Size	\$/ft²	Beds	Baths	Bldg Type	Last Seen
<b>A</b> 4305 Virginia Ave, St. Louis, MO 63111	0.42 mi	\$750	645 ft²	\$1.16/ft²	1 bed	1ba	Condo	Jun 2023
<b>B</b> 3152 Gasconade St #1e, St. Louis, MO 63118	0.5 mi	\$700	1,000 ft²	\$0.70/ft²	1 bed	1ba	Apartment	Jan 2023
<b>C</b> 3801 Keokuk St, St. Louis, MO 63116	0.54 mi	\$699	600 ft²	\$1.17/ft²	1 bed	1ba	Condo	Jan 2023
<b>D</b> 3863 Gustine Ave, St. Louis, MO 63116	0.63 mi	\$899	650 ft²	\$1.38/ft²	1 bed	1ba	Condo	Jun 2023
<b>E</b> 3841 Gustine Ave, St. Louis, MO 63116	0.66 mi	\$795	700 ft²	\$1.14/ft²	1 bed	1ba	Condo	Jan 2023
<b>F</b> 3841 Gustine Ave, St. Louis, MO 63116	0.66 mi	\$725	750 ft²	\$0.97/ft²	1 bed	1ba	Condo	Jun 2023
<b>G</b> 3928-3930 Dunnica Ave, St. Louis, MO 63116	0.72 mi	\$695	740 ft²	\$0.94/ft²	1 bed	1ba	Apartment	Jun 2023
<b>H</b> 3928 Dunnica Ave, St. Louis, MO 63116	0.72 mi	\$750	740 ft²	\$1.01/ft²	1 bed	1ba	Apartment	May 2023
<b>I</b> 3905 Dunnica Ave A 2nd, St. Louis, MO 63116	0.73 mi	\$625	800 ft²	\$0.78/ft²	1 bed	1ba	Condo	Oct 2022
<b>J</b> 4615-4617 Virginia Ave, St. Louis, MO 63111	0.79 mi	\$850	900 ft²	\$0.94/ft²	1 bed	1ba	Condo	Jun 2023
<b>K</b> 3549 Delor St #2f, St. Louis, MO 63111	0.83 mi	\$730	600 ft²	\$1.22/ft²	1 bed	1ba	Apartment	Jan 2023
<b>L</b> 2841 Meramec St, St. Louis, MO 63118	0.84 mi	\$750	825 ft²	\$0.91/ft²	1 bed	1ba	Apartment	Jun 2023
<b>M</b> 3408 Miami St, St. Louis, MO 63118	0.95 mi	\$699	800 ft²	\$0.87/ft²	1 bed	1ba	Condo	Jan 2023
<b>N</b> 4015 California Ave, St. Louis, MO 63118	0.96 mi	\$595	800 ft²	\$0.74/ft²	1 bed	1ba	Apartment	Oct 2022
<b>O</b> 3257 Liberty St, St. Louis, MO 63111	0.98 mi	\$625	612 ft²	\$1.02/ft²	1 bed	1ba	Apartment	Sep 2022
<b>P</b> 3253 Liberty St, St. Louis, MO 63111	0.99 mi	\$625	612 ft²	\$1.02/ft²	1 bed	1ba	Apartment	Sep 2022



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# SALE COMPARABLES

## Sale Comparables - 3706 Meramec Street

Address	Unit Size	Approximate Lot Square Footage	Sales Price	Sold Date
3452 Alberta Street	2 Bed, 1 Bath	6,351	\$380,000	6/30/2023
3208 Osceola Street	2 Bed, 1 Bath	4,853	\$289,000	8/30/2023
3435 Klocke Street	1 Bed, 1 Bath	5,532	\$284,900	4/14/2023
4226 Dewey Avenue	1 Bed, 1 Bath	5,227	\$274,900	4/21/2023
3415 Klocke Street	1 Bed, 1 Bath	6,534	\$255,000	5/10/2023
3692 Montana Street	2 Bed, 1 Bath	4,103	\$210,000	5/18/2023



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# RENT ROLL

## Rent Roll - 3706 Meramec Street

Unit	Size	Lease Expiration Date	Current Lease Rent Amount	Proforma Rent Amount
1	1 Bed, 1 Bath	Vacant	Vacant	\$ 720
2	1 Bed, 1 Bath	Vacant	Vacant	\$ 720
3	1 Bed, 1 Bath	Vacant	Vacant	\$ 720
4	1 Bed, 1 Bath	Vacant	Vacant	\$ 720
Totals	n/a	n/a	\$ -	\$ 2,880
<b>Annualized</b>	<b>n/a</b>	<b>n/a</b>	<b>\$ -</b>	<b>\$ 34,560</b>



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